

FOURTH AMENDMENT TO LEASE-
SOUTH BAY COMMUNITY CENTER

WHEREAS, the County of San Luis Obispo, hereinafter referred to as "County" and the South Bay Community Center, a California 401(c)-3 nonprofit corporation, hereinafter referred to as "Tenant" have entered into a Lease agreement dated July 24, 1984 for certain premises located at 2180 Palisades Avenue in Los Osos, hereinafter referred to as "Premises"; and

WHEREAS, Tenant requests County's approval to increase the area of the Premises by approximately 600 square feet to accommodate an expansion of the current building footprint; and

WHEREAS, Tenant requests County's approval to sublease a portion of the expanded area upon completion to People Helping People, a California 401(c)-3 nonprofit corporation; and

WHEREAS, the County Parks Commission approved the expansion request on January 24, 2013; and

WHEREAS, the County Department of Planning and Building has determined that the minor addition is adequately addressed in the 1984 determination of general plan conformity and the CEQA determination of a Class 1 categorical exemption for the original community building project; and

WHEREAS, said Lease has been amended in September 1984, April 1986, and June 1990; and

WHEREAS, in paragraph 1 of Amendment No. 3 dated June 12, 1990, Tenant agreed to pay charges related to the Los Osos/Baywood Park Sewer Assessment prior to that sewer project being terminated; and

WHEREAS, the Premises are located on APN 074-229-027, which parcel is shared with County Parks facilities and was assessed in the amount of \$72,073.35 in fiscal year 2008-09; and

WHEREAS, the first installment of the sewer assessment payable over a 39-year term appeared as a special assessment on the property tax bill in fiscal year 2012-13; and

WHEREAS, an additional sewer usage charge will be included in future property tax bills once the sewer is operational; and

WHEREAS, the Lease termination date is currently December 31, 2021; and

WHEREAS, Tenant and County wish to determine for each party an appropriate share of the property tax bills related to the sewer,

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree that the aforesaid Lease is hereby amended as follows:

1. Exhibit "A" is replaced with Exhibit "A-1" attached hereto, and the Premises are increased from approximately 6,000 square feet to approximately 6,600 square feet to accommodate the 600 square foot proposed expansion of the building. Tenant agrees to relocate the County's irrigation system to accommodate the expansion at Tenant's sole costs in accordance with plans to be approved by the County.
2. Paragraph 3, subparagraph (c) and the last paragraph of Paragraph 3 (TERM), as amended by the Second Amendment to Lease and Amendment No. 3, are deleted and replaced with the following:
"The term of this lease shall expire December 31, 2031."
3. Paragraph 6. UTILITIES, as amended by Amendment No. 3, is deleted and replaced with the following:
"6. UTILITIES: Tenant will pay during the full term of this Lease, as may be amended, all charges for any utility services used on the leased Premises. APN 074-229-027 is one parcel that is shared by Tenant's Premises and County's Los Osos Community Park. Accordingly, Tenant and County shall pay their proportionate share of the \$72,073.35 sewer assessment

for APN 074-229-027, which repayment begins with property taxes for fiscal year 2012-13. Tenant will also pay its proportionate share of the sewer usage fees for APN 074-229-027 when it is added to the property tax bill. Two water meters serve APN 074-229-027. Tenant's water meter is separate from the County's meter which serves the Los Osos Community Park restrooms and drinking fountains. The Los Osos Community Park landscaping uses well water that is not metered, therefore landscape water is not a factor in water meter usage. The annual sewer assessment cost and the sewer usage fee will be split between Tenant and County based on each party's proportionate share of water usage based on the water company's winter meter reading for each meter. County will inform Tenant of its share of the assessment and usage fee upon receipt of the property tax bill in October each year. SBCC will have the option to make a lump sum payment on July 1 of the following year or may make twelve equal monthly payments to the County starting on July 1 of the following year, on the first of each month. For example, the 2012-13 sewer assessment is \$2,047.48, and Tenant's share based on the December 2012 water meter readings is 52.7%, which equates to a lump sum payment to the County of \$1,079.02 due on July 1, 2013 or a monthly payment of \$89.92 from July 1, 2013 through June 1, 2014. Tenant will pay the cost of connecting Tenant's improvements to the sewer system and County will pay the cost of connecting County's improvements to the sewer system.

4. Paragraph 7. INSURANCE is deleted and replaced with the following:

"7. INSURANCE: Tenant shall obtain and maintain insurance for the entire term of the Lease and Tenant shall have no access to the property under this Lease until after it has obtained insurance complying with the provisions of this paragraph, delivered a certified copy of each insurance policy to the County, and obtained County approval of all such policies. Said policies shall be issued by companies authorized to do business in the State of California, or otherwise approved by the County Risk Manager. Tenant shall maintain said insurance in force at all times. The following coverage with the following features shall be provided:

A. Comprehensive Liability Insurance: Tenant shall maintain in full force and effect for the period covered by this Lease, comprehensive liability insurance. This insurance shall include, but shall not be limited to, comprehensive general and automobile liability insurance providing protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any act or occurrence arising out of Tenant's operations in the performance of this Lease, including, without limitation, acts involving vehicles. The policy shall provide not less than single limit coverage applying to bodily and personal injury, including death resulting therefrom, and property damage in the total amount of Two Million Dollars (\$2,000,000). The following endorsements must be attached to the policy:

(1) If the insurance policy covers on an "accident" basis, it must be changed to "occurrence".

(2) The policy must cover personal injury as well as bodily injury.

(3) Blanket contractual liability must be afforded and the policy must contain a cross liability or severability of interest endorsement.

B. Workers' Compensation Insurance: In accordance with the provisions of sections 3700 of the California Labor Code, et seq., if Tenant has any employees, Tenant is required to be insured against liability for workers' compensation or to undertake self insurance for the entire term of this Lease.

C. Additional Insureds to be Covered: The professional liability and comprehensive liability policies shall name the "County of San Luis Obispo, its officers and employees" as

additional insureds. The policy shall provide that the Tenant's insurance will operate as primary insurance and that no other insurance maintained by the County, or additional insureds will be called upon to contribute to a loss hereunder.

D. Certification of Coverage: At Lease Commencement, Tenant shall furnish County with the following for each insurance policy required to be maintained by this Lease:

- (1) A copy of the Certificate of Insurance shall be provided. The certificate of insurance must include a certification that the policy will not be canceled or reduced in coverage or changed in any other material aspect without thirty (30) days prior written notice to the County.
- (2) A copy of the Tenant's Workers' Compensation policy need not be provided, but a copy of proof of coverage does need to be provided.
- (3) Upon further written request, the Tenant shall provide a copy of the entire insurance policy and not just the "face sheet" or proof of coverage.
- (4) Approval of Insurance by County shall not relieve or decrease the extent to which the Tenant may be held responsible for payment of damages resulting from Tenant's services or operations pursuant to this Lease. Further, County's act of acceptance of an insurance policy does not waive or relieve Tenant's obligations to provide the insurance coverage required by the specific written provisions of this Lease.

E. Effect of Failure or Refusal: If Tenant fails or refuses to procure or maintain the insurance required by this Lease, or fails or refuses to furnish County with the certifications required by subparagraph (D) above, County shall have the right, at its option, to forthwith terminate the Lease for cause.

Tenant shall not do, bring, or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises, as set forth above.

5. Paragraph 9. INDEMNIFICATION of the Lease is deleted and replaced with the following:

"9. INDEMNIFICATION: Tenant shall defend, indemnify and hold harmless the County, its officers and employees from any and all claims and demands, costs, expenses, judgments, attorney fees or liabilities that may be asserted by any person or entity that arise out of or in connection with the acts or omissions relating to the performance of any obligation or duty provided for or relating (directly or indirectly) to this Lease, the tenancy created under this Lease, or the Premises hereunder. The obligation to indemnify shall be effective and shall extend to all such claims and losses, in their entirety, even when such claims or losses arise from the comparative negligence of the County, its officers and employees. However, this indemnity will not extend to any claims or losses arising out of the sole negligence or willful misconduct of the County, its officers and employees.

The preceding paragraph applies to any theory of recovery relating to said act or omission by the Lessee, or its agents, employees or other independent contractors directly responsible to Lessee, including, but not limited to, the following:

- A. Violation of statute, ordinance, or regulation.
- B. Professional malpractice.
- C. Willful, intentional or other wrongful acts, or failures to act.
- D. Negligence or recklessness.
- E. Furnishing of defective or dangerous products.
- F. Premises liability.
- G. Strict liability.
- H. Inverse Condemnation.
- I. Violation of civil rights.

- J. Violation of any federal or state statute, regulation, or ruling resulting in a determination by the Internal Revenue Service, California Franchise Tax Board or any other California public entity responsible for collecting sales or payroll taxes, when the Permittee is not an independent contractor.

It is the intent of the parties to provide the County the fullest indemnification, defense, and hold harmless rights allowed under the law. If any word(s) contained herein are deemed by a court to be in contravention of applicable law, said word(s) shall be severed from this contract and the remaining language shall be given full force and effect.

6. Paragraph 10. MAINTENANCE OF PREMISES of the Lease is amended to add the following third paragraph:

"Tenant shall adhere to the requirements of the permit issued to the County of San Luis Obispo by the Regional Water Quality Control Board (RWQCB) that governs stormwater and non-stormwater discharges. Activities performed on the Premises shall conform to the permit, and Tenant shall adhere to Best Management Practices (BMPs) attached as Exhibit "C" and/or to future BMPs required by the RWQCB. Tenant shall allow County to inspect the Premises to verify compliance with BMPs and will cooperate with County to fulfill the reporting requirements of the RWQCB."

7. Paragraph 12. LAWS of the Lease is amended to add the following third paragraph:

"Lessee shall comply with any County smoking ordinance, including that which may apply to County-owned land, and may request written approval of a designated smoking area by the County Public Health Director if permitted by law."

/////////////////////////////////NOTHING FURTHER PAST THIS POINT EXCEPT SIGNATURES/////////////////////////////////

IN WITNESS WHEREOF, the parties hereto have executed this Lease this 9th day of MAY, 2013.

COUNTY OF SAN LUIS OBISPO

Tenant: South Bay Community Center, a
California 401(c)-3 nonprofit corporation

By: _____
Chairperson of the Board of Supervisors

By: Carol Moore
Carol Moore, Interim President

APPROVED BY THE BOARD OF SUPERVISORS

Date: 5-9-13

THIS _____ day of _____, 2013.

By: R. Pacaoan
Rodolfo "Dick" Pacaoan, Chief Financial Officer

ATTEST:

Date: 5/9/13

Clerk of the Board of Supervisors

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL
County Counsel

By: Shannah Matheson
Deputy County Counsel

Date: 5/13/13

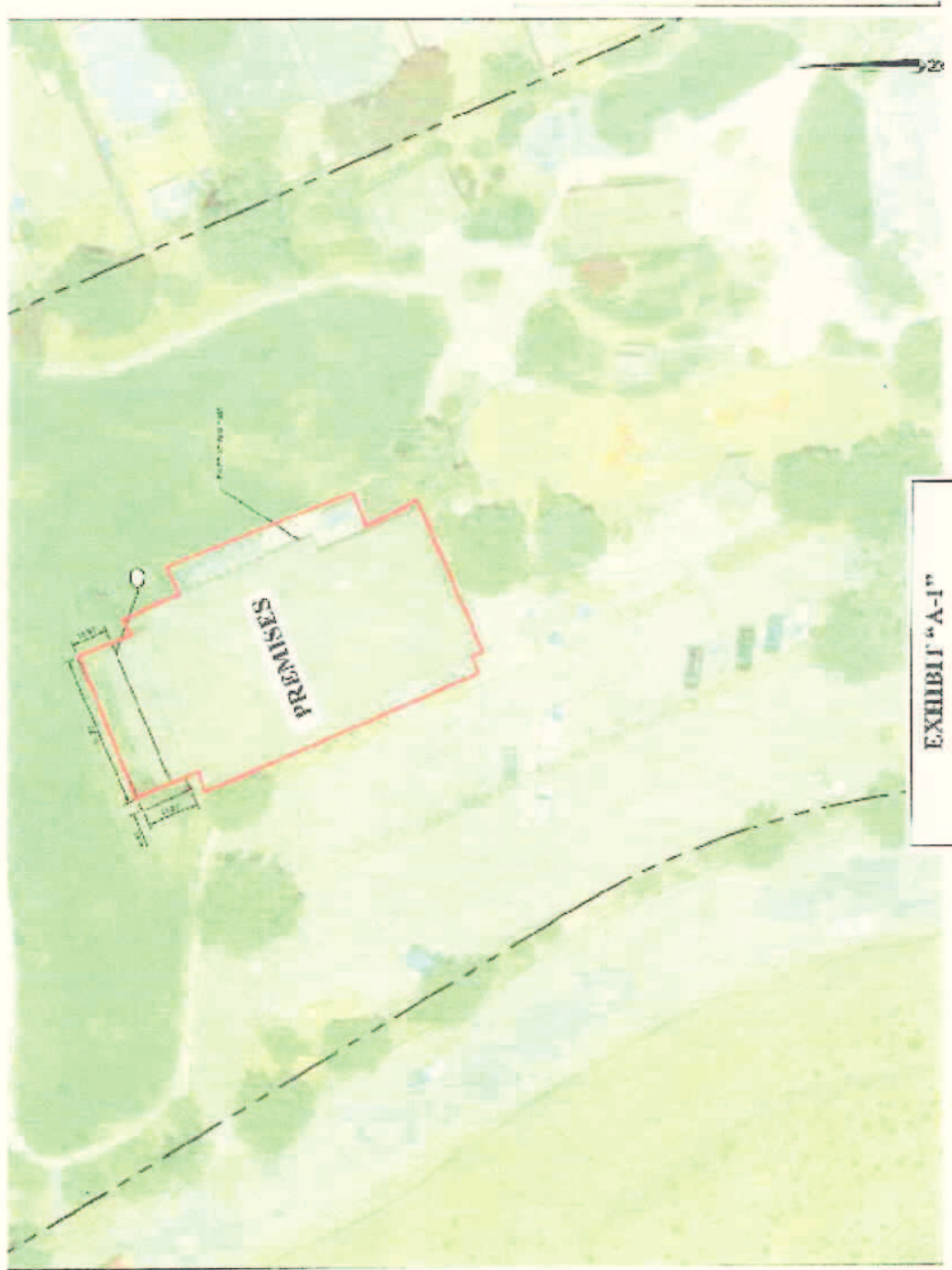


EXHIBIT "A-1"

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Are cleanup procedures for spills followed regularly and correctly? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, describe:			Are personnel regularly trained in the used of spill control materials? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, describe:		
Site Construction Project Activity	Applicable Activity:	Maint. Required:	Effectiveness of BMP Measures, Corrective Action Needed and Notes:		
1 Are all slopes, graded and disturbed areas being worked on properly stabilized?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
2 Are natural resource areas (streams, wetlands, mature trees, etc.) protected with barriers, filtration or other BMP's?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
3 Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
4 Are storm drain inlets properly protected and are discharge points and receiving waters free of any sediment deposits?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
5 Is the construction exit preventing sediment from being tracked into the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
6 Are washout facilities (paint, stucco, concrete) available, clearly marked and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
7 Is trash/litter from work areas collected and placed in covered dumpsters?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
8 Are materials that are potential stormwater contaminants stored inside or under cover?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		
9 Are non-stormwater discharges (wash water, dewatering) properly controlled?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5		

Material Stored Onsite:	Typical Quantity/Frequency: (ex. ~ gal/day, lbs/wk)	Is Stored Material Likely to Generate Pollutants?	Corrective Action Needed and Notes:
1		<input type="checkbox"/> Yes <input type="checkbox"/> No	
2		<input type="checkbox"/> Yes <input type="checkbox"/> No	
3		<input type="checkbox"/> Yes <input type="checkbox"/> No	
4		<input type="checkbox"/> Yes <input type="checkbox"/> No	
5		<input type="checkbox"/> Yes <input type="checkbox"/> No	

Material Stored Onsite:	Typical Quantity/Frequency: (ex. – gal/day, lbs/wk)	Is Stored Material Likely to Generate Pollutants?	Corrective Action Needed and Notes:
6		<input type="checkbox"/> Yes <input type="checkbox"/> No	
7		<input type="checkbox"/> Yes <input type="checkbox"/> No	
8		<input type="checkbox"/> Yes <input type="checkbox"/> No	



For Effectiveness of Best Management Practices (BMP's) listed, ☐1 = No BMP's used and stormwater pollution likely, ☐2 = Some BMP's used but not effective, ☐3 = Some BMP's used and moderately effective, ☐4 = Source control BMP's used and very effective/structural BMP's needed, or ☐5 All necessary BMP's used and very effective.

Site Activity and BMP*	Applicable Activity:	Maint. Required:	Effectiveness of BMP Measures, Corrective Action Needed and Notes:
(*note: for each typical BMP see SC-11 for Spill Prevention, Control and Cleanup Procedures)			
A Vehicle and Equipment Fueling: (Ref. SC-20) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, shutoff valves installed, staff training in fueling + cleanup procedures, spill control absorbent materials ready, drains labeled for oil/water separator, sewer, and stormdrain, fuel area cover or overhanging roof? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
B Vehicle and Equipment Washing/Steam Cleaning: (Ref. SC-21) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, vehicles cleaned at commercial cleaning facility off-site, washing area clearly marked, signage posted that discharges to stormdrain prohibited, trash containers provided, map of storm drain to prevent discharge of wash water? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
C Vehicle and Equipment Maintenance and Repair: (Ref. SC-22) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, idle equipment stored under cover, drip pans used for leaking vehicles/equipment, maintenance areas designed to prevent stormwater pollution, signs painted on stormdrain inlets to prohibit liquid or solid wastes, covered or roofed work area, spill control materials available? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5

	Site Activity and BMP* (*note: for each typical BMP see SC-11 for Spill Prevention, Control and Cleanup Procedures)	Applicable Activity:	Maint. Required:	Effectiveness of BMP Measures, Corrective Action Needed and Notes:
D	Outdoor Loading or Unloading of Materials: (Ref. SC-30) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, materials stored inside when feasible, training of staff in transfer of materials + spill management, spill control materials available, dry sweeping of area, storage containers have lids and are in good condition? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
E	Outdoor Container Storage of Liquids: (Ref. SC-31) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, liquids stored inside when feasible, training of staff in transfer of liquids + spill management, spill control materials available, storage containers have lids and are in good condition, secondary containment berm or curb? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
F	Outdoor Process Equipment Operations and Maintenance: (Ref. SC-32) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, training staff in spill management, spill control materials available, secondary containment berm or curb, cover or overhead roof, trash containers provided, labeling of stormdrain? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
G	Outdoor Storage of Raw Materials: (Ref. SC-33) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, materials stored inside when feasible, outside stockpile areas covered, roofed over or enclosed, storage containers in good condition with lids, drums in secure storage area? 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
H	Waste Handling and Disposal: (Ref. SC-34) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, trash collected and placed in covered dumpsters, storage containers in good condition, recycling containers utilized, areas dry swept regularly, no hazardous waste materials stored, secondary containment methods, staff trained in spill prevention? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 Waste area needs cleaning for trash and debris, containers in good condition in an enclosure, area in need of scrubbing, degreasing or powerwash with vacuum pickup
I	Building and Grounds Maintenance: (Ref. SC-41) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, drop cloths used for maintenance, any washing done with stormdrain filtration, spill control training and materials available, utilize non-toxic chemicals for maintenance, recyclable cleaning materials, regular dry sweeping? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 Facilities in need of regular vegetation raking, sweeping and landscape maintenance. Some bare soil/sand areas lacking vegetation.
J	Parking/Storage Area Maintenance: (Ref. SC-43) <ul style="list-style-type: none"> Are areas free of spills/leaks/trash, site designed to include vegetated strips, swales or infiltration devices, rooftop drains prevent drainage directly onto paved 	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 Parking lot requires regular or maintenance sweeping, cleaning for vegetation, sand, vehicle oil stains. Parking lot appearance at approx.

	Site Activity and BMP* (*note: for each typical BMP see SC-11 for Spill Prevention, Control and Cleanup Procedures)	Applicable Activity: <input type="checkbox"/> No <input type="checkbox"/> N/A	Maint. Required: <input type="checkbox"/> No	Effectiveness of BMP Measures, Corrective Action Needed and Notes:
	surfaces, lot includes semi-permeable hardscape, trash receptacles provided, dry sweeping and regular parking lot sweeping?	<input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> No	50% of original or new life expectancy, with several spots @ 30%. Parking lot drain inlets are marked ('Drains to Creek/Bay'). Clean out inlets of vegetation/debris.
Other Comments or Non-Compliance Issues:				
Area for information and comments or incidents of non-compliance not described above: South Bay Community Center retains stormwater onsite and to retention storage basin or directs to the street gutter and adjacent Palisades Ave. Sediment/sand and vegetation (leaves/pine needles) in need of sweeping from parking lots, drains and gutters. No pollutants generated or stored around facility. Waste receptacles enclosure in need of degreasing, scrubbing and cleaning. Some vegetated and landscaped areas in need of groundcover or vegetation. Sandy soil drains very well on the project site. Some locations, eroding soil is overflowing landscaped wood edging or curbing. Sediment accumulating around lower end of parking lot, silt and vegetation to be cleaned, dry swept. Grassy vegetated retention basin has some bare sandy spots in the bottom of the basin to be seeded or vegetated. One area drain at lower edge of retention basin unmarked ('Drains to Bay'). Reference attached photos of facility.				







